| 088.0 | 0002 | 0014.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 681,800 / 681,800 |
| | | | | | USE VALUE: | 681,800 / 681,800 |
| | | | | | ASSESSED: | 681,800 / 681,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 69 | | WOODSIDE LN, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BOURGEOIS SANDI M |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 69 WOODSIDE LANE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 9,490 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 1226 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | 12 | 41C |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9490.000 | 188,500 | | 493,300 | 681,800 |
| Total Card | 0.218 | 188,500 | | 493,300 | 681,800 |
| Total Parcel | 0.218 | 188,500 | | 493,300 | 681,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 556.12 | /Parcel: 556.1

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 55825

**GIS Ref**

**GIS Ref**

**Insp Date** 11/07/18

!7160!

## PREVIOUS ASSESSMENT

Parcel ID 088.0-0002-0014.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 188,600 | 0 | 9,490. | 493,300 | 681,900 | 681,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 161,700 | 0 | 9,490. | 500,300 | 662,000 | 662,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 161,700 | 0 | 9,490. | 373,500 | 535,200 | 535,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 161,700 | 0 | 9,490. | 338,300 | 500,000 | 500,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 161,700 | 0 | 9,490. | 324,200 | 485,900 | 485,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 160,900 | 0 | 9,490. | 274,800 | 435,700 | 435,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 160,900 | 0 | 9,490. | 260,700 | 421,600 | 421,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 160,900 | 0 | 9,490. | 248,100 | 409,000 | 409,000 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 21:50:05 |

**LAST REV**

| Date | Time |
|---|---|
| 12/01/20 | 12:30:14 |
| jorourke | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7160

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 12560-178 | | 11/30/1973 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 55825 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/1/2013 | 1158 | Manual | 3,500 | C | | | | |
| 12/7/2004 | 1168 | Re-Roof | 8,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/7/2018 | MEAS&NOTICE | CC | Chris C |
| 1/13/2014 | Info Fm Prmt | EMK | Ellen K |
| 3/30/2009 | Measured | 197 | PATRIOT |
| 11/10/2000 | Inspected | 264 | PATRIOT |
| 11/6/2000 | Hearing Chag | 201 | PATRIOT |
| 5/17/2000 | Entry Denied | 276 | PATRIOT |
| 1/27/2000 | Measured | 197 | PATRIOT |
| 12/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9490 | | Sq. Ft. | Site | | 0 | 70. | 0.74 | 5 | | | | | | | | | 493,289 | | | | | | 493,300 | |

Total AC/HA: 0.21786 | Total SF/SM: 9490 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 493,289 | Spl Credit | Total: 493,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C- - Average. (-) | | |
| Year Blt: | 1951 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 1 - Plywood | | |
| Sec Floors: | 3 - Hardwood | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | Average |
| WSFlue: | 1 | Rating: | Average |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.97515005 |
| Adj $ / SQ: | 125.063 |
| Other Features: | 57000 |
| Grade Factor: | 0.90 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 231620 |
| Depreciation: | 43081 |
| Depreciated Total: | 188538 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | | BRs: 3 | | | | Baths: 1 | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

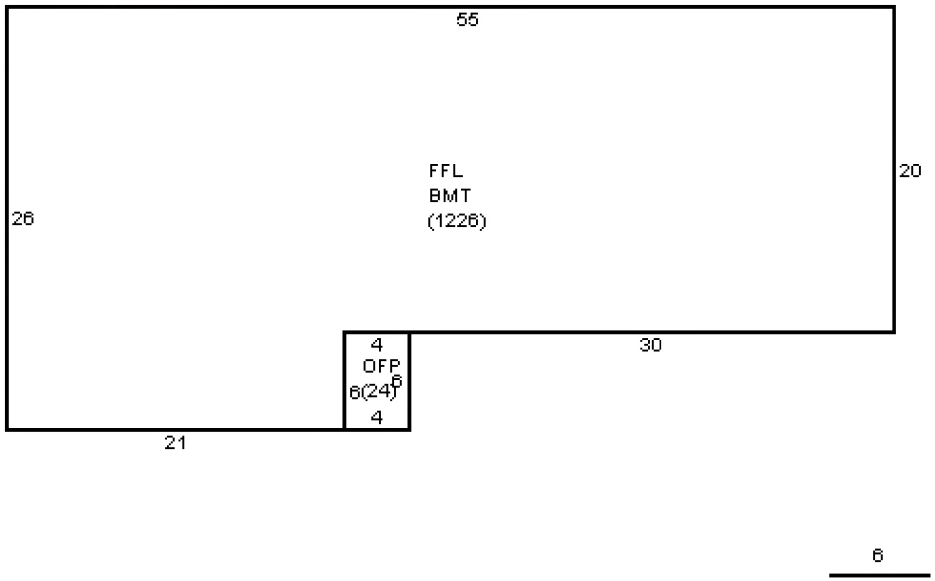
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 112.56 |
| Special Features: | 0 | Val/Su Net: | 76.13 |
| Final Total: | 188500 | Val/Su SzAd | 153.75 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,226 | 37.520 | 45,998 |
| FFL | First Floor | 1,226 | 125.060 | 153,327 |
| OFP | Open Porch | 24 | 42.910 | 1,030 |
| | Net Sketched Area: | 2,476 | Total: | 200,355 |
| Size Ad | 1226 | Gross Are | 2476 | FinArea 1226 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 5X10 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total:

## PARCEL ID

088.0-0002-0014.0

## IMAGE

AssessPro Patriot Properties, Inc